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42.1503

**CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)  
NONSYSTEMS**

Name/Address of Contractor:

Company Name: MUNILLA CONSTRUCTION MANAGEMENT, LLC

Division Name:

Street Address: 6201 SW 70TH STREET 2ND FLOOR

City, State, Zip Code: MIAMI, FL, 33143

Country: US

DUNS Number: 118604537

PSC: J019 NAICS Code: 488310

Evaluation Type: FINAL

Contract Percent Complete: 100

Period of Performance Being Assessed: 2014-12-30 - 2015-05-30

Contract Number: N6883615C0001

Business Sector & Sub-Sector: NONSYSTEMS, REPAIR/OVERHAUL(X/SHIP)

Contracting Office: N68836

Contracting Officer: FRANCESCA JEMMOTT Phone Number: 19045421089

Location of Work: MUNILLA CONSTRUCTION MANAGEMENT, LLC PSC 1005 BOX 99 FPA  
AE 09593-0150 GUANTANAMO BAY, CUBA

Award Date: 2014-12-30

Effective Date: 2014-12-30

Completion Date: 2015-05-30

Actual Completion Date: 2015-05-30

Total Dollar Value: \$1,655,928.00 Current Contract Dollar Value: \$1,655,928.00

Complexity: MEDIUM Termination Type: CAUSE

Competition Type: NOT COMPETED UNDER SAP Contract Type: FIRM FIXED PRICE

Key Subcontractors and Effort Performed:

Project Number:

Project Title: FIRM FIXED PRICE CONTRACT FOR PORT OPERATIONS AND SERVICES.  
BRIDGE EXTENSION WITH MONTH TO MONTH OPTION.

Contract Effort Description: MAINTAIN THE OPERATION OF MULTIPLE WATERCRAFT,  
RELATED MAINTENANCES SERVICES, PORT OPERATIONS AND WATERFRONT  
ADMINISTRATION TO INCLUDE FERRY SERVICES, HARBOR TUG AND PUSHER BOAT  
SERVICES.

Small Business Utilization:

Does this contract include a subcontracting plan? NO

Date of last Individual Subcontracting Report (ISR) / Summary Subcontracting Report (SSR):  
N/A

A common five level assessment rating system is used to evaluate a contractor's performance. Ratings range from Unsatisfactory to Exceptional. Here's a breakdown of each category:

Rating	Definition
Exceptional	Performance meets contractual requirements and exceeds many to the Government's benefit. The element being assessed was accomplished with few minor problems for which corrective actions taken by the contractor were highly effective.
Very Good	Performance meets contractual requirements and exceeds some to the Government's benefit. The element being assessed was accomplished with some minor problems for which corrective actions taken by the contractor were effective.

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Satisfactory	Performance meets contractual requirements. The element being assessed contains some minor problems for which corrective actions taken by the contractor appear or were satisfactory.
Marginal	Performance does not meet some contractual requirements. The element being assessed reflects a serious problem for which the contractor has not yet identified corrective actions.
Unsatisfactory	Performance does not meet most contractual requirements and recovery is not likely in a timely manner. The element being assessed contains a serious problem(s) for which the contractor's corrective actions appear or were ineffective.

**Evaluation Areas:****Rating**

Quality	VERY GOOD
Schedule	VERY GOOD
Cost Control	VERY GOOD
Management	EXCEPTIONAL
Utilization of Small Business	N/A
Regulatory Compliance	N/A
Other Areas	Rating
(1) EMPLOYEE MORALE	EXCEPTIONAL
(2) QUALITY OF LIFE FOR FOREIGN NATIONAL	VERY GOOD
(3) PRODUCTIVITY	VERY GOOD

Variance (Contract to Date)

Current Cost Variance (%): Completion Cost Variance (%):

Current Schedule Variance (%): Completion Schedule Variance (%):

**Assessing Official Comments:**

**QUALITY:** This is the interim report Munilla Construction Company, LLC and is now the primary company executing the Port Operation Service Contract at Guantanamo Bay, Cuba. The contract has not had any interruptions in maintaining the operation of multiple watercraft, related maintenance services, or port operations and the waterfront administration in support of the United States Navy. All efforts performed by Munilla Construction Company were within the scope of the contract and are consistently within the contract requirements. With the hiring of a new Senior Maintenance Engineer the quality of the service has increased and has help elevate any downtime in any of the service craft.

**SCHEDULE:** All schedules are met with consistent punctually on or ahead of time. Munilla Construction/Burns and Roe continues to provide the Government wit the highest quality of service. All efforts are planned and executed with professional precision. Their ability to maintain and operate service craft in excess of 40 years old at today' standards is testimony to their high standards and commitment to excellence. We currently have one of our LCU's out of the water for inspection and most of the bottom metal needs to be replaced. Munilla Construction has been very helpful in providing their knowledge on materials, manpower, and a time constraint schedule due to the urgency on getting the craft back into the water before Hurricane Season starts here at Naval Station Guantanamo Bay Cuba.

**COST CONTROL:** The current contractor continuously works on ways to save the Government money and time in all aspect's of the contract maintenance. All work preformed on the service craft is completed on time or in most cases ahead of schedule saving overtime wages and downtime which would affect the mission of the base. With the current contract being extended by a new bridge contract Munilla Construction is currently using inventory we have on site to control cost and delays to help avoid downtime of the service craft.

**MANAGEMENT:** Since Munilla Construction Company LLC has been established it has helped speed up the process of billing and closing out invoices faster. With the retirement of the

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project manager Munilla has promoted Capt. Marty Bryant to Project Manager, Capt. Michael Striker to Operations Manager, and hired Robert Hall as Senior Maintenance Engineer. With these key personnel in place now we have improved the operation of our mission 75%. this have improved employee morale and improved a better quality of life for the foreign nationals here at GTMO. All billing has been moved from CONUS to our OCONUS site and has improved paying invoices in a much faster timeframe.

OTHER AREAS: With Munilla Construction becoming the primary investor and running the day to day operations here at GTMO I have noticed and amazing turn around in employee morale, quality of life for the workers, and work productivity. This makes my job and the Contracting Officers Representative easier and the work is being finished ahead of schedule and saving downtime and maintenance cost for the Government. Processing the invoices has been improved 100% and is now faster that everything is being done here at GTMO instead of STATESIDE.

ADDITIONAL/OTHER: The current contractor has meet all contract obligations that is required. I would recommend awarding another contract to them.

RECOMMENDATION: Given what I know today about the contractor's ability to perform in accordance with this contract or order's most significant requirements, I WOULD recommend him for similar requirements in the future.

Name and Title of Assessing Official:

Name: KENNETH ROWE

Title: CONTRACTING OFFICER REPRESENTATIVE

Organization: NAVY

Phone Number: 01153994830 Email Address: KENNETH.ROWE@GTMO.NAVY.MIL

Date: 2015-06-26

Contractor Comments:

ADDITIONAL/OTHER: Munilla Construction Management appreciates the opportunity to serve as Port Operations Contractor and concurs with the Government's assessment.

Name and Title of Contractor Representative:

Name: JUAN PEREZ

Title: DIRECTOR OF GTMO OPERATIONS

Phone Number: 786-277-1466 Email Address: JPEREZ@MCM-GTMO.COM

Date: 2015-06-30

Review by Reviewing Official:

Review by Reviewing Official not required.

Name and Title of Reviewing Official:

Name: FRANCESCA JEMMOTT

Title: CONTRACTING OFFICER

Organization: NAVSUP FLCJ

Phone Number: 904 542-1082 Email Address: FRANCESCA.C.JEMMOTT@YAHOO.COM

Date:

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